



Walpole Fire Department

Emergency Services

Timothy F. Bailey, Jr.
Chief of Department

20 Stone Street
Walpole, Massachusetts 02081

Station One
(508) 668-0260

Paul C. Barry
Deputy Fire Chief

Fax
(508) 660-7351

To: Board of Appeals
From: Paul C. Barry, Deputy Fire Chief *PCB*
Date: February 20, 2020
RE: Comprehensive Permit Application
Cedar Crossing and Cedar Edge, (51-53-55 Summer Street Walpole)

The Fire Department has reviewed the plans and application for the location noted above, we offer the following preliminary comments for the proposed 300 unit project;

1. We have concerns with the project names, Cedar Crossing and Cedar Edge, these present a potential for confusion with Cedar Street. We request alternative names be considered.
2. All proposed streets name are to be submitted per Town of Walpole Regulatory By-Laws sec 505-1
3. Multiple proposed street names conflict with existing Walpole street names.
4. We have been most recently consistent with not supporting waiver requests to Walpole Planning Board's Rules and Regulations section IV-2 Dead-end Streets. While this site is not proposed as a subdivision, it will function as one.
5. Proposed roadways are 24 feet wide. Roadways shall comply with Massachusetts State Fire Code 527 CMR 1, including, but not limited to:
 - a. We would prefer to see a typical rounded cul-de-sac at the end of the proposed Chestnut Lane and the proposed Beechnut Lane, for safety reasons, we try to minimize having our apparatus backing up.
 - i. sec 18.2.3.4.4 Dead Ends. Dead-end fire department access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around.
 - b. We request parking restrictions for all roadways be mandated with signs posted and roadway markings.
 - i. sec 18.2.3.4.1.1 Fire department access roads shall have an unobstructed width of not less than 20 feet (6.1 m). Fire department access roads

- constructed in the boulevard-style shall be allowed where each lane is less than 20' but not less than 10' when they do not provide access to a building or structure.
- ii. sec 18.2.4.1.1 The required width of a fire department access road shall not be obstructed in any manner, including by the parking of vehicles.
- iii. sec 18.2.4.1.2 Minimum required widths and clearances established under 18.2.3.4 shall be maintained at all times.
- c. We request the applicant confirm the Turn Radius Analysis page 37 complies with 527 CMR 1, specifically 18.2.3.4.8 Travel in the Opposing Lane. The use of the opposite travel lane is prohibited in the design of all new fire apparatus access roads.
- d. The proposed bridge(s) shall comply with 527 CMR 1
 - i. sec 18.2.3.4.5.1 When a bridge is required to be used as part of a fire department access road, it shall be constructed and maintained in accordance with nationally recognized standards.
 - ii. sec 18.2.3.4.5.2 The bridge shall be designed for a live load sufficient to carry the imposed loads of fire apparatus.
 - iii. sec 18.2.3.4.5.3 Vehicle load limits shall be posted at both entrances to bridges where required by the AHJ.
- 6. We question if there is sufficient visitor parking made available.
- 7. All landscaping shall take into consideration overgrowth into the roadway to avoid future damage to fire apparatus.
- 8. We request the water mains be looped.
- 9. We request a hydrant be located between apartment building 4 and the clubhouse, as well as in the area of houses 13&14 or 32&33.
- 10. We request the apartments utilize a master key system. Multiple key lockboxes will be required for each apartment building. Final locations and quantity to be approved by Walpole Fire.
- 11. Apartment numberings shall be consistent with similar structures in Town and be done in consultation with the Fire Department .
- 12. Townhouse structures shall have exterior access, as shown on the submitted plans to the fire sprinkler room and fire alarm control panel. A key lock box shall be provided for each structure, location to be approved by Walpole Fire. Access shall be maintained year-round with a preferably paved or poured sidewalk.
- 13. We request that it be predetermined who (HOA, COA, Maint. Co) will be responsible for coordinating annual fire alarm and fire sprinkler testing.

If there are any questions or concerns please let me know.